



RUPERT BURSTOW
Property Consultancy & Acquisitions

SUBSTANTIAL 5 STOREY BUILDING
IDEAL REFURBISHMENT/DEVELOPMENT
OPPORTUNITY
HIGH QUALITY LOCATION
FREEHOLD FOR SALE



**4 POWIS ROAD
BRIGHTON
BN1 3HJ**



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LOCATION Set in the heart of the Cliftonville conservation area, Powis Road runs between Montpelier Street and Clifton Hill adjacent to Powis Square. This is a densely populated residential area a 5 minute walk from the city centre and the Sevendials. Cliftonville area is known for it's high quality residential accommodation but being within a mixed use area.

ACCOMMODATION The premises comprise an impressive substantial 5 storey mixed use building as follows:

GROUND FLOOR SHOP

Front Sales: Width 14'3"
Depth 19'7"
Total area 280 sq ft

Rear Sales: Width 12'3"
Depth 13'3"
Total area 158 sq ft

Total sales area 438 sq ft (40 sq m)

Rear Store/Lean To: 10'1" x 7'2" 72 sq ft

Kitchen: 8av x 7'2' 57 sq ft

- Stainless steel sink

W/C: W/C

Yard: Enclosed rear yard

Further Store: 15'4"x 7'4" 112 sq ft

- Large cupboard

Total ground floor accommodation 679 sq ft (63 sq m)

BASEMENT

Area 1: 41'x 18'5 754 sq ft

Area 2: 12'4 x 17' 209 sq ft

Total basement area 963 sq ft (90 sq m)

- Very high ceiling
- This area may be suitable for conversion to residential accommodation (subject to necessary consents)



SELF CONTAINED RESIDENTIAL ACCOMMODATION

The residential accommodation offers very large rooms with superb high ceilings and many original features

HALF LANDING

Bathroom: To include shower/sink/W/C

FIRST FLOOR

Front lounge: 18'3" x 18'1"

Kitchen: 11'9" x 15'av

- Stainless steel sink
- High and low level cupboards

Roof Terrace: Roof terrace area

SECOND FLOOR

Front Double Bedroom: 17'6" x 16'9"

Rear Double Bedroom: 15'9" x 11'2"

- Access to roof terrace area

THIRD FLOOR

Front North Double Bedroom: 9' x 14'
Front South Double

Bedroom/Lounge: 9' x 17'7"

Rear South Bathroom: 12'6" x 9'

Rear North Bedroom: 9' x 10'3"

TENURE Freehold

PRICE Offers invited in the region of £495,000 (four hundred and ninety five thousand pounds)

UNIFORM BUSINESS RATES

- **Description:** Shop and premises
- **Rateable Value:** 7,800
- **Rates Payable:** £3,229.20 (April 10/11)

These premises may qualify for a Small Business reduction in Business Rates of up to 50% depending on the rateable value and the Company taking occupation. For further information speak to Brighton & Hove City Council direct on 01273-291981.

VAT VAT may be chargeable on the terms quoted

LEGAL FEES Incoming tenant to bear both parties legal costs

VIEWING Strictly via a prior appointment through sole agent:
Rupert Burstow Ltd
Tel: 01273 731111

